

Committee: **Regulatory
Planning Committee**

Date: **8 February 2017**

Report by: **Head of Planning and Environment**

Proposal: **Listed Building Consent for the relocation of a door on the third floor and additional demountable partition on the lower ground floor.**

Site Address: **Hastings Central Library, 13 Claremont, Hastings, TN34 1HE**

Applicant: **Assistant Director (Communities), Communities, Economy and Transport**

Application No. **HS/3339/CCLB**

Key Issues: **Impact on the Character and Historic Interest of the Listed Building**

Contact Officer: **Katie Rayner, Tel No: 01273 481833**

Local Member: **Councillor Godfrey Daniel**

SUMMARY OF RECOMMENDATIONS

1. To grant listed building consent subject to conditions as indicated in paragraph 8.1 of this report.

CONSIDERATION BY HEAD OF PLANNING AND ENVIRONMENT.

1. The Site and Surroundings

1.1 Hastings Central Library is a Grade II Listed four storey building within the Town Centre Conservation Area on the western side of Claremont, a short distance from the seafront. Originally built for Thomas Brassey (1878-1881) as a multi-purpose building it was presented to the town in 1888 to house a library, museum and School of Arts and Science. It has been a public lending library since 1914 and is constructed in a Gothic revival style with Italianate influences, including a balcony at third floor level and a two-storey bay fronted window. The main entrance is from Claremont through an arched porch located at the ground floor of the stair tower to the left hand side of the principal façade. The tower has a series of windows corresponding with the various landings and is crowned by a steeply-pitched hipped roof with a flat top.

1.2 Claremont forms the western side of the “Trinity Triangle” of roads with Trinity Street and Robertson Street. The surrounding buildings are predominately three to four storeys in height, although some have five or six storeys.

1.3 The site is within the town centre, with the Priory Meadow Shopping Centre a short distance to the east and Hastings Railway Station some 400 metres to the north. The surrounding roads are characterised by a typical town centre mix of shops, cafes and other related uses at ground floor level, with residential above.

2. The Proposal

2.1 This proposal forms part of the programme of works currently being undertaken through the approved Listed Building Consent (Ref: HS/3301/CCLB) and planning permission (Ref: HS/3302/CC). This is for the refurbishment of the building and library incorporating the relocation of the Children’s Library, currently in Robertson Passage, to the main public library.

2.2 As part of these works the intention, as far as possible, is to remove the unsympathetic alterations that have, over the years, been cumulatively detrimental to the character and appearance of the building, and at the same time reveal, repair and refurbish more of the original features and layout with new elements to be as sympathetic as possible.

2.3 In order to further optimise the use of the building as a public library this proposal seeks to make additional internal layout adjustments to the plans previously approved by the consents (Ref: HS/3301/CCLB & HS/3302/CC). Also relevant to the proposal is HS/3326/CCLB for layout adjustments. The alterations include the addition of a new demountable partition wall to divide the store area into two separate rooms on the lower ground floor. In addition, it is proposed to move door DT.13 from its current approved location to an existing opening with no door in the approved layout of the third floor. The proposed changes are required to improve the flexibility of the spaces within the library.

2.4 As no external alterations are proposed these works do not require a separate planning permission, and this report will therefore focus solely on the impact of the proposal on the internal fabric of the building.

3. Site History

3.1 HS/3302/CCNM/1 – Granted – 2016. Non-Material Amendment to planning permission Ref: HS/3302/CC to update the schedule of approved plans.

3.2 HS/3326/CCLB – Granted – 2016. Listed Building Consent for layout adjustments to ground floor toilets, additional first floor toilets and opening adjustment at lift lobby.

3.3 HS/3301/CCLB – Granted – 2016. Listed Building Consent for alterations and refurbishment of Hastings Central Library.

3.4 HS/3302/CC – Granted – 2016. Alterations and refurbishment of Hastings Central Library.

3.5 HS/3122/CCNM/1 – Granted – 2015. Non Material Amendments to planning permission HS/3122/CC

3.6 HS/3121/CCLB/1 – Granted – 2015. Refurbishment to Hastings Central Library, including extension into and change of use of No.12 Claremont. The combined building to incorporate the current Library, Children’s Library and Hastings Registration Services. The proposal includes constructing a mansard roof and terrace at third floor level of No.12.

3.7 HS/3121/CCLB – Granted 2013. Refurbishment to Hastings Central Library, including extension into and change of use of No.12 Claremont. The combined building to incorporate the current Library, Children’s Library and Hastings Registration Services. The proposal includes constructing a mansard roof at third floor level of No.12.

3.8 HS/3122/CC – Granted – 2013. Refurbishment to Hastings Central Library, including extension into and change of use of No.12 Claremont. The combined building to incorporate the current Library, Children’s Library and Hastings Registration Services. The proposal includes constructing a mansard roof and terrace at third floor level of No.12.

4. Consultations and Representations

4.1 Hastings Borough Council: Raise no objection.

4.2 Historic England: Recommend that the application should be determined in accordance with national and local policy guidance and on the basis of expert conservation advice.

4.3 National Amenity Societies (Ancient Monuments Society, Council for British Archaeology, The Georgian Group, The Society for the Protection of Ancient Buildings, The Twentieth Century Society, The Victorian Society): No observations submitted.

5. The Development Plan and other policies of relevance to this decision are:

5.1 Hastings Planning Strategy, 2011-2028 (adopted February 2014): Policies EN1 (Built and Historic Environment) & FA2 (Strategic Policy for the Central Area).

5.2 Hastings Development Management Plan (adopted September 2015): Policies HN1 (Development Affecting the Significance and Setting of

Designated Heritage Assets) and HN4 (Development affecting Heritage Assets with Archaeological and Historic Interest or Potential Interest).

5.3 National Planning Policy Framework, 2012:

The National Planning Policy Framework (NPPF) does not change the status of the Development Plan as the starting point for decision making but it does constitute guidance as a material consideration in determining planning applications. At the heart of the NPPF is a presumption in favour of sustainable development. Chapter 12 deals with conserving and enhancing the historic environment, and is relevant in this case.

6. Considerations

Impact on the Character and Historic Interest of the Listed Building

6.1 Policy EN1 in the Hastings Planning Strategy 2011-2028 sets out a presumption in favour of the conservation of heritage assets and their settings and expects particular care to be given to protecting the significance and setting of listed buildings and conservation areas. Policy FA2 sets out a strategy for the Central Area, within which the library sits, with Policy FA2(k) seeking to protect and enhance architectural heritage, particularly in the Conservation Areas.

6.2 In the Development Management Plan, Policy HN1 states that permission will be given for schemes that show a full understanding of the significance of the heritage asset and convincingly demonstrate how their chosen design sustains and enhances the significance of any heritage assets affected, including Conservation Areas. Policy HN4 expects all applications affecting heritage assets with archaeological or historic interest or potential interest to include an appropriate, Historic Environment Record (HER) desk-based assessment and, where necessary, the results of a field evaluation.

6.3 The minor alterations proposed to the internal fabric of the building have resulted from the need to improve the flexibility of the spaces within the library. An Interpretative Survey and an Impact Assessment have informed the proposed scheme in accordance with Policies HN1 and HN4 in the Development Management Plan. The first alteration to the approved layout is to add a new demountable partition to divide the store area on the Lower Ground Floor into two separate rooms. This will enable the separation of book storage from other general use. In addition, it is proposed to relocate a door within the main gallery on the third floor, to improve the use of the space by maintaining the entry and exit routes of the gallery within one room.

6.4 Overall, the proposed alterations to the previously approved consents would be minor and consist of improvements that would further aid the functional use of the building as a public lending library and would complement the approved general refurbishment of the building. In turn this is considered acceptable by Hastings Borough Council in consultation with the Borough Conservation Officer.

6.5 Furthermore, the proposals are not seeking to amend or remove any of the original building features and will therefore not have a detrimental impact on the character and features of the listed building or the Hastings Town Centre Conservation Area. Nevertheless, it is recommended that a condition be attached to any grant of planning permission requiring the details of the proposed materials and finishes of the proposed works, to safeguard the internal historic fabric and architectural character and appearance of the building. The proposed works, subject to suitable conditions are therefore considered acceptable and satisfy the aims of policies EN1 and FA2(k) of the Hastings Planning Strategy and Policy HN1 and HN4 of the Development Management Plan.

7. Conclusion and reasons for approval

7.1 The proposed alterations to the approved internal layout of the listed building are considered necessary to further optimise the use of the building as a public lending library. Furthermore, the proposal is considered to be sympathetic to the original historic features of the building and the overall aim of the refurbishment. The proposal is therefore in compliance with Policies FA2(k) and EN1 in the Hastings Planning Strategy 2014 and with Policies HN1, HN2 and HN4 in the Development Management Plan 2015.

7.2 In determining this listed building consent, the County Council has worked with the applicant and agent in a positive and proactive manner. The Council has also sought views from consultees and neighbours and has considered these in preparing the recommendation. This approach has been taken positively and proactively in accordance with the requirement in the NPPF, and as set out in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

8. Recommendation

8.1 To recommend the Planning Committee to grant Listed Building Consent subject to the following conditions:-

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The development hereby permitted shall be carried out in accordance with the plans listed in the Schedule of Approved Plans.

Reason: For the avoidance of doubt and in the interests of proper planning.

3. Prior to materials being used, a detailed schedule of materials and finishes for the development hereby permitted shall be submitted to and

approved in writing by the County Council's Head of Planning and Environment. The works shall thereafter be carried out in accordance with the approved details.

Reason: To safeguard the historic fabric and architectural character and appearance of this listed building.

4. The County Council's Head of Planning and Environment shall be notified of any additional works identified as being necessary during the course of solely implementing the development hereby approved. Any variation to the approved details shall be submitted for agreement in writing by the Head of Planning and Environment prior to the works being implemented. The works shall thereafter be carried out in accordance with the approved details.

Reason: To safeguard the historic fabric and architectural character and appearance of this listed building.

Schedule of Approved Plans

4432-MBA-00-0-DR-A-1005-S3 Site Location and Block Plan , 4432-MBA-00-L-DR-A-1800-S2 Rev A Lower Ground Floor Plan , 443-MBA-00-3-DR-A-1801-S2 Rev A Third Floor Plan, 4432-MBA-00-L-DR-A-4240-S2 Rev A Room Elevations (L.01& L.18), 4432-MBA-00-3-DR-A-4241-S2 Rev A Room Elevations (3.02) Public Library Area

EDWARD SHEATH
Head of Planning and Environment
30 January 2017

BACKGROUND DOCUMENTS

Application File HS/3339/CCLB
Development Plan
National Planning Policy Framework